

City of Idaho Falls
Building Department
680 Park Avenue
Idaho Falls, Id. 83405
208-612-8271

Project Description: 16-0143 Culvers Restaraunt Date: Tuesday, 30 Aug 2016
Project Location: 946 Pancheri Drive
Construction by: TBA Architect: Ollmann Ernest Martin Architects Engineer: Lowell Larson, P.E.
Code Study by: Reginald Fuller, C.B.O.

The corrections listed below are required for the plans to comply with the 2012 International Building Code (IBC) by ICC.

Occupancy: A2, B
Construction Type: VB

- 1 E101 : Lighting Plan. : Occupancy sensors shall be installed in all classrms., conf./mtg. rms., employee lunch/brk. rms., private offices, toilets, storage rms., jan. closets, & other spaces 300 s.f. or less enclosed by floor-to-ceiling height partitions (C405.2.2.2-2012 IECC). THIS IS REQUIRED FOR OFFICE 117.
- 2 M101 & E101 : HVAC/Elec. Plans : Building does not comply with mechanical or lighting provisions of the energy code (Sec. C407.4.1- 2012 IECC). PROVIDE MECHANICAL AND LIGHTING COMPLIANCE.
- 3 A401 : Section H2 : Vertical slab insulation shall extend downward from the top of the foundation to the top of the footing (Sec. C402.2.6-2012 EICC). VERTICAL INSULATION TERMINATES AT UNDERSIDE OF MONOLITHIC SLAB. IS THIS ONLY AT THE ENTRY DOOR?
- 4 Note: : : Plan review by health department personel is required for establishments that will handle food or drink, swimming pools or other operations subject to state health regulations. Contact district seven health department @ (208) 523-5382.
- 5 Note: : : Submitted geotech report specifies a site class B based on the assumption that footings will be installed on basalt for a seismic design category B. Otherwise the report specifies a site class C inwhich the response accelerations $SDS = .422g$ & $SD1 = .172g$ for a seismic design category C which is the primary sdc for this location. Is it assured that the footings will be installed on basalt?
- 6 S101-S102 : Structural Dwgs. : All sheets to be stamped and signed by a design professional registered in this state. (107.1). THE STRUCTURAL DRAWINGS AND CALCULATIONS ARE STAMPED BY THE PROJECT ARCHITECT. IS THERE A STRUCTURAL ENGINEER FOR THIS PROJECT?
- 7 A103 : Finish Plan. : The plans should indicate that a maximum occupant load of 88 is to be posted in this area. (1004.3). THIS IS REQUIRED IN DINING 101.
- 8 A103 : Ceiling Tile. : Acoustical tile or lay-in panel ceilings in Seismic Design categories D, E and F shall be designed and installed in accordance with ASTM C635, ASTM C636, and ASTM E580, Section 5.--13.5.6.2.2 ASCE 7-10. PROVIDE BRACING DETAIL IN ACCORDANCE WITH SDC C UNLESS SUBSTAINUATED THAT FOOTING ARE INSTALLED ON BASALT FOR A SDC B (SEE ITEM #5).
- 9 T101 : Special Inspections. : Provide special inspections in accordance with Section 1704. THIS IS REQUIRED FOR INSPECTIONS LISTED AND STRUCTURAL MASONRY AT GARBAGE ENCLOSURE SHED. COMPLETE THE ATTACHED SPECIAL INSPECTION AGREEMENT FORM.
- 10 S102 : Roof Framing Plan C5 : The written, graphpic and pictorial depiction of each individual truss shall be provided for review. (Sec. 2303.4.1.1).

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BASIC BUILDING DESCRIPTION:

Type of Construction = VB

Building has an NFPA13 sprinkler system. System is used for allowable area increase(506.3) and height increase(504.2)

Allowable area and height based on different uses not being separated by fire barriers. Most restrictive allowance. (508.3.2)

SITE DESCRIPTION:

The north side has a lot line. (702.1) Distance to lot line = 45.9

Length of perimeter facing lot line = 49.1 This side can be accessed from a street or approved fire lane.

The east side has a lot line. (702.1) Distance to lot line = 137.0

Length of perimeter facing lot line = 93.8 This side can be accessed from a street or approved fire lane.

The south side has a public way. (702.1) Distance to public way = 49.0 ,width = 100.0

Length of perimeter facing the public way = 49.1 This side can be accessed from a street or approved fire lane.

The west side has a lot line. (702.1) Distance to lot line = 50.3

Length of perimeter facing lot line = 93.8 This side can be accessed from a street or approved fire lane.

Perimeter of the entire building = 285.7 feet.

Perimeter which fronts a public way or accessible open space = 285.7 feet.

Weighted average of the width of public way or accessible open space = 30.0 feet.

Allowable area increased 75.00% due to frontage. - Section 506.2

HEIGHT OF BUILDING:

Actual height of building = 23.00 ft Allowed building height = 60.00 ft The height is within the allowed height. (504.1 and Table 503)

EXIT REQUIREMENTS:

FL	NAME OF AREA	NUMB OF OCC	MIN NUMB EXIT	MIN EXIT WDTH	PANIC HDWR	DOOR SWNG	CORRIDOR FIRE RATING	MAX TRVL DIST	NOTES
F1	Dining 101	89	2	17.7	YES	OUT	N/A	250.00	1 12 17
F1	Condiments 102	12	1	2.3	no	any	N/A	250.00	17
F1	Customer Order 105	14	1	2.8	no	any	N/A	250.00	17
F1	Kitchen/Prep Areas	10	1	2.0	no	any	N/A	250.00	17
F1	Office 117	1	1	0.1	no	any	N/A	300.00	
F1	Toilet Areas			0.0	no	any	N/A	300.00	
F1	Circ. Areas			0.0	no	any	N/A	300.00	
	TOTAL 1st FLOOR	125	2	24.9	YES	OUT	N/A	250.00	5 12

BUILDING INTERIOR:

ALLOWABLE AREA AND HEIGHT:

FL	NAME	OCC	MAX FLR	AREA	ALLOWED	RATIO	STATUS
F1	Dining 101	A2	2	1,328	28,500.00	0.05	OK
F1	Condiments 102	A2	2	173	28,500.00	0.01	OK
F1	Customer Order 105	A2	2	209	28,500.00	0.01	OK
F1	Kitchen/Prep Areas	A2	2	1,965	28,500.00	0.07	OK
F1	Office 117	B	3	70	28,500.00	0.00	OK
F1	Toilet Areas	B	3	273	28,500.00	0.01	OK
F1	Circ. Areas	B	3	439	28,500.00	0.02	OK
	TOTAL FOR FLOOR			4,457	28,500.00	0.16	OK
	BUILDING TOTAL			4,457	28,500.00	0.16	OK